



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, California 94105

7

SEP 17 1993

Regional Ricci
4 Buckeye Road
Belvedere, California 94920

Dear Sir/Madam:

Enclosed please find the Site Assessment report prepared for EPA concerning the CERCLA evaluation for this site.

EPA encourages your written comments on this report. Your comments should be sent to Carolyn Douglas, Site Assessment Manager, EPA mail stop H-8-1. If you have any questions please contact her at (415)744-2343.

Sincerely,

Carolyn J. Douglas

for Thomas A. Mix, Chief
Site Evaluation and Grants Section

Enclosure

Purpose: CERCLA Site Inspection

Site: Buckeye Properties
1296 Armstrong Ave.
San Francisco, CA

Site EPA ID Number: CAD982392243

Investigators: James M. James

Date of Inspection: February 3, 1993

Report Prepared By: James M. James

Report Date: June 14, 1993

E & E Review/Concurrence: Patty Cook

Submitted To: Carolyn Douglas
EPA Region IX
Site Assessment Manager

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6/23/93



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1. INTRODUCTION

The U.S. Environmental Protection Agency (EPA), Region IX, under the authority of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) and the Superfund Amendments and Reauthorization Act of 1986 (SARA) has tasked Ecology and Environment, Inc., (E & E), to conduct a Site Inspection (SI) at the Buckeye Properties site in San Francisco, California.

Buckeye Properties was identified as a potential hazardous waste site and entered into the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) in July 1989. The owner of the property notified EPA following the City and County of San Francisco's discovery of contamination at the site (1). A Preliminary Assessment (PA) was performed for EPA in December 1990. The purpose of the PA was to review existing information on the site and its environs to assess the threat(s), if any, posed to public health, welfare, or the environment and to determine whether further investigation under CERCLA/SARA was warranted. After reviewing the PA, EPA decided that further investigation of the Buckeye Properties site would be necessary to more completely evaluate the site using EPA's Hazard Ranking System (HRS) criteria (2). The HRS assesses the relative threat associated with actual or potential releases of hazardous substances from the site. The HRS is the primary method of determining a site's eligibility for placement on EPA's National Priorities List (NPL). The NPL identifies sites at which EPA may conduct remedial response actions. This SI Report presents the results of EPA's recent investigation.

2. APPARENT PROBLEM

Metals and hydrocarbons contamination exists in the groundwater and soil beneath a portion of the Buckeye site (3,4). During construction of a sewer line under the site, an environmental assessment of excavations was conducted and revealed the contamination. The assessment was completed to meet the requirements of San Francisco's Maher Ordinance, which ensures that developers of properties within previously landfilled portions of the Bay complete hazardous waste investigations prior to project construction (4).

The contamination was reported in September 1989 to the Enforcement Section of EPA by an attorney for Buckeye Properties (1). In addition, a consultant for the California Parks and Recreation Department found metals and hydrocarbons in sediments in the South Basin Inlet adjacent to the site (5).

3. SITE DESCRIPTION

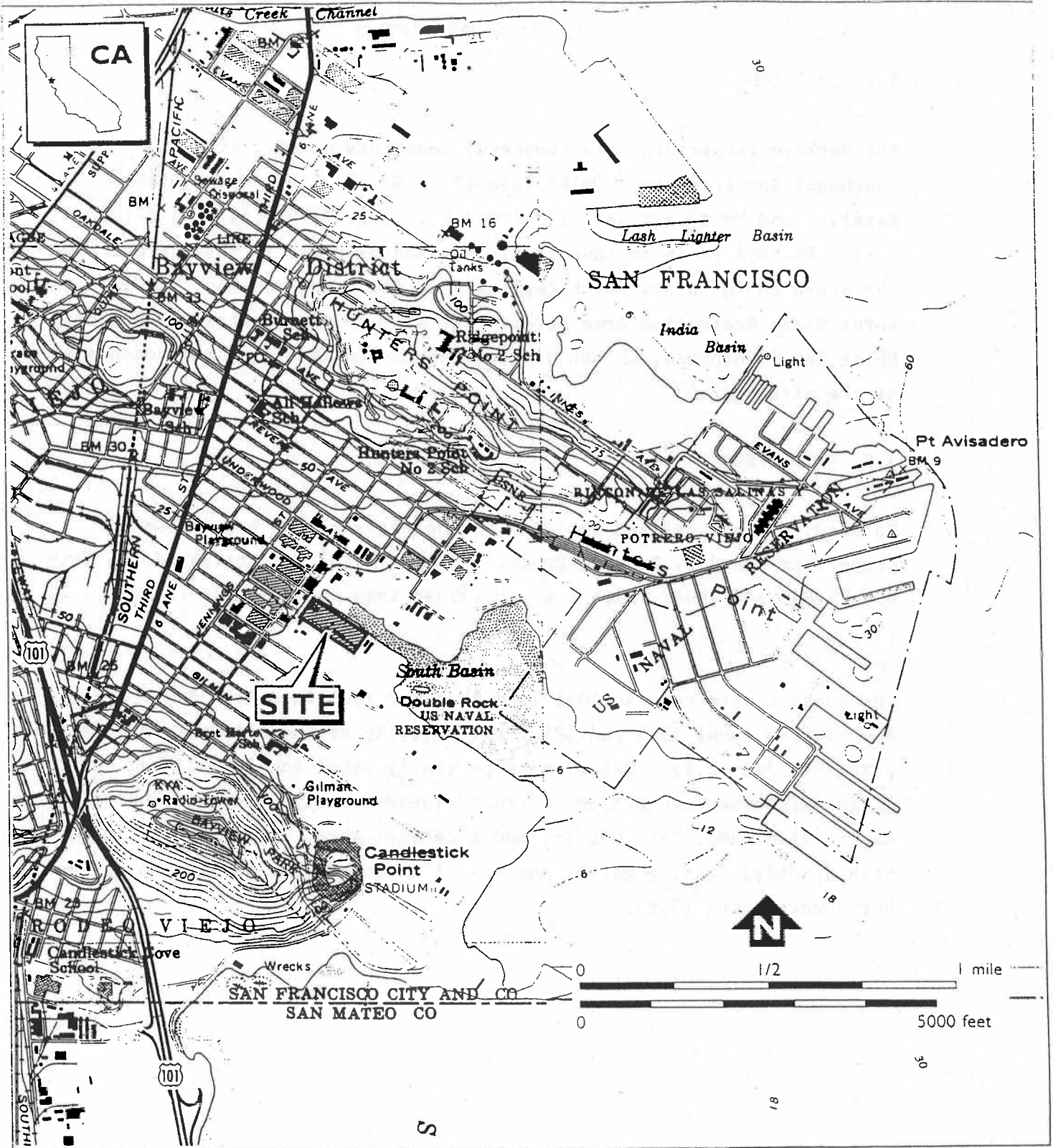
3.1 LOCATION

The Buckeye Properties site (Buckeye) comprises about 5 acres in southeast San Francisco, California (T. 2 S., R. 5 W., Mount Diablo Baseline and Meridian; lat. 37°44'06" N., long. 122°23'18" W.) (Figure 3-1). Buckeye is in an industrial area and bordered to the northeast by the South Basin Inlet, which empties into San Francisco Bay. Candlestick Point State Recreation Area borders the site to the southeast. Hunters Point Naval Shipyard, an NPL site, is about 800 feet east and northeast of the site (6,7,8).

3.2 SITE DESCRIPTION

To date, EPA has defined the site on the basis of the boundaries of properties owned by Buckeye Properties, Inc. The properties are on City Block 4845 and 4846, which are subdivided into many parcels (Figure 3-2) (9).

The Buckeye site covers tidal land that was reclaimed from San Francisco Bay between about 1943 and 1955; the majority of the fill material was in place by 1948 (3,9). The site is partially paved and fenced, and several large warehouses are present. Ten businesses occupy the site including Ranger Pipelines, City Debris, and a cabinet shop. The site is cluttered with disabled cars, engines, and miscellaneous debris as is much of the surrounding area (7,8).

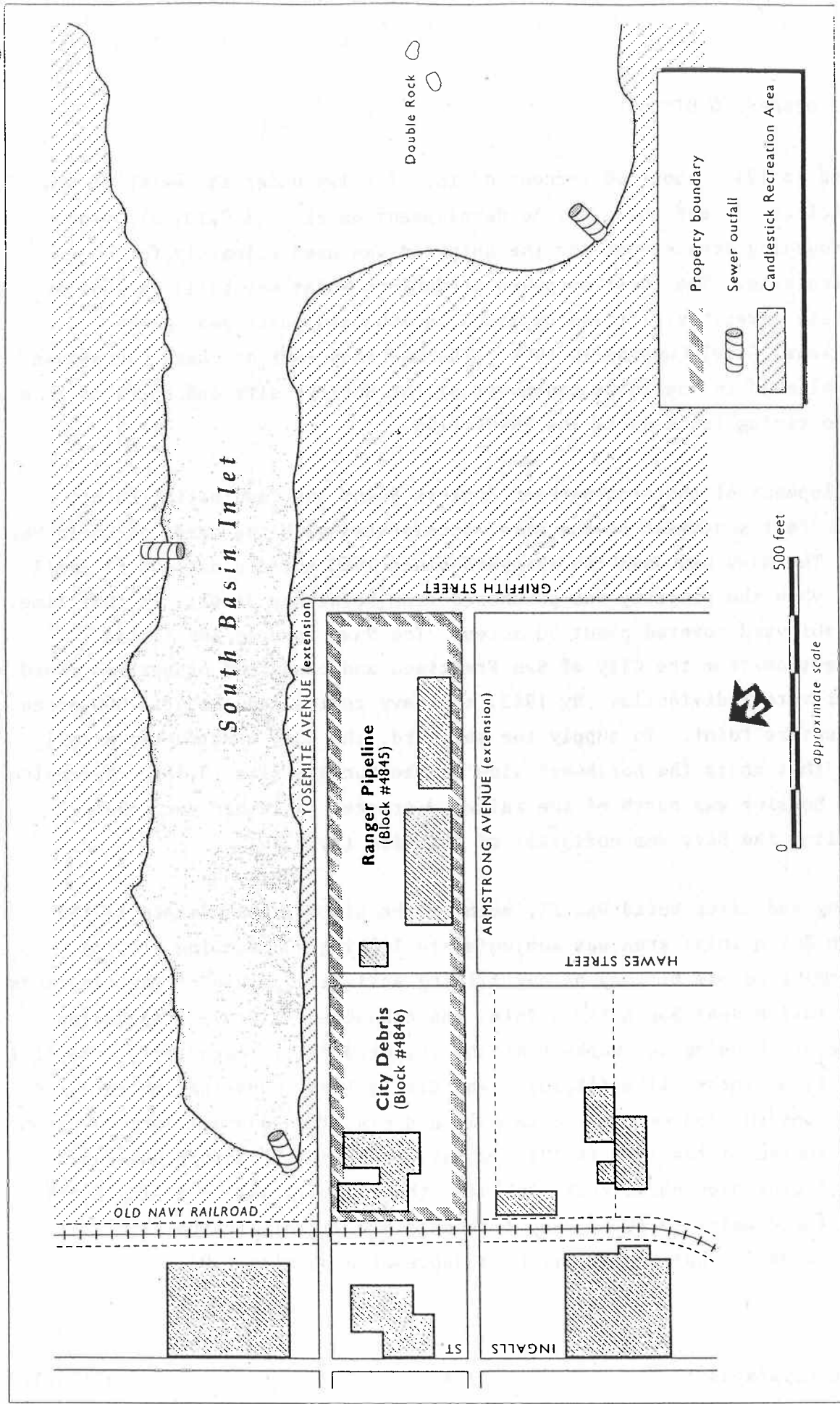
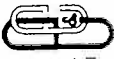


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Figure 3-1

SITE LOCATION MAP **BUCKEYE PROPERTIES**

1296 Armstrong Avenue



ZQ21501.01 06/18/93

Figure 3-2
FACILITY MAP
Buckeye Properties
1296 Armstrong Avenue
San Francisco, California

3.3 OPERATING HISTORY

Prior to 1942, about 80 percent of the site lay under the water of San Francisco Bay and there was no development on site (3,9,10,23). The surrounding area except for the shipyard was used primarily for agriculture. The first shipyard at Hunters Point was built in 1866 by private investors. It was expanded in 1903 and purchased by the Bethlehem Steel Company in 1908. The Bay View Park and Race Course was established in the 1860s southwest of the Buckeye site and operated as a horse racing track until the 1890s (11).

Development of the area between Hunters Point and Candlestick Point, 3,000 feet southwest of the site, accelerated with the onset of World War II. The Navy had used the shipyard since 1910 but did not own it until 1941 when the property was purchased from Bethlehem Steel. At that time, the shipyard covered about 50 acres. The Navy secured additional properties from the City of San Francisco and condemned properties owned by private individuals. By 1945, the Navy controlled almost 1,000 acres at Hunters Point. To supply the shipyard, the Navy constructed a rail spur that abuts the northwest side of the Buckeye site (3,11). Extensive Navy housing was north of the railroad tracks. A lumber yard that supplied the Navy was northwest of the site (3,10,23).

During and after World War II, much of the historic bay margin in the South Basin Inlet area was subjected to filling and dumping (11,12). According to one history of bay filling activities, much of the tidelands reclamation near South Basin Inlet was conducted to provide space for temporary housing for workers at the shipyard (11). Reportedly, the fill came from nearby hills (11,16). The City's 1986 investigation revealed that construction debris, waste oil, and miscellaneous military equipment were dumped at the site (4,12). A review of aerial photographs and parcel plot maps shows that, in 1948, the property was undeveloped and used for dumping (9,10). Many lifeboats are visible in the 1948 photograph in what appears to be a depression on site (10).

In 1954, Julio Ricci purchased Parcel 1 of Block 4845 and leased Parcel 2 of the same block from the State of California to expand operations of the Ricci & Kruse Lumber Company. The company was founded in 1875 by J. H. Kruse at a location on Shotwell Street in San Francisco. Although most of the site was filled by 1954, Mr. Ricci purchased some material to fill and level the southeastern part of the site (8,9). The lumber yard on Armstrong Avenue initially covered 3 acres and had 35,000 feet of warehouse space (13). In the mid1960s, Julio Ricci purchased several parcels of Block 4846 and expanded the lumber yard (8).

On the basis of aerial photographs, other photographs and slides, home movies, and lumber yard invoices there is no indication that the yard was used for activities other than lumber storage from 1955 to 1986.

Reginald Ricci, son of Julio Ricci, has stated that no wood treatment occurred on site. Reginald Ricci worked at the yard, later owned the business, and currently owns the property (8,39).

Current tenants at the site include Ranger Pipelines, City Debris, and a cabinet shop. Ranger Pipelines installs pipelines and uses the site to store materials. City Debris receives construction debris for wood reclamation. The wood is sorted out of the debris and fed into a wood chipper. The wood chips are shipped off site for use at cogeneration plants. While the site is cluttered with cars, car parts, and construction debris, there are few active sources of waste hazardous substances (7,8).

3.4 REGULATORY INVOLVEMENT

Neither the California Department of Toxic Substances Control (DTSC) nor the California Regional Water Quality Control Board (RWQCB) are involved with Buckeye (14,15,18,38). San Francisco's Department of Public Works (DPW) was involved with the site during construction of the storm sewer outfall in the mid1980s (4,12). Buckeye was not listed in the RCRA database as of November 16, 1990, nor in the January 1990 update of the California Expenditure Plan for the Hazardous Substances Cleanup Bond Act of 1984.

The Navy is conducting evaluations of the railroad right-of-way on the northwest property line. These evaluations, however, appear to focus on areas northeast of the site near the Hunters Point Naval Shipyard (16,17).

4. INVESTIGATIVE EFFORTS

4.1 PREVIOUS SAMPLING

The City of San Francisco completed an environmental assessment of the site area in 1986 to meet the requirements of San Francisco's Maher Ordinance, which ensures that developers of properties within previously landfilled portions of the Bay complete hazardous waste investigations (4,12). Sampling was performed and contamination was found in the groundwater and soil beneath a portion of the site (Section 5) (4). The City attributes the contamination to filling and dumping activities during and after World War II (12).

Environmental investigations of areas surrounding the South Basin Inlet were performed on behalf of the California Department of Parks and Recreation in 1989. Soil gas samples, subsurface soil samples, and groundwater samples were collected along the northeastern side of the property, and sediment samples were collected from the inlet. The soil gas analyses were not analyte-specific. Hazardous substances were found in sediments adjacent to the site (5).

The contamination problem was reported in September 1989 to the Enforcement Section of EPA by an attorney for Buckeye Properties (1). EPA completed a preliminary assessment of the site in 1990 and determined that further investigations were warranted (2).

4.2 EPA SAMPLING

Because of the existence of previous sampling data, the lack of defined wastes sources associated with on-site activities, and the presence of off-site sources of contamination, EPA did not conduct sampling at this site as part of this investigation.

5. HAZARD RANKING SYSTEM FACTORS

5.1 SOURCES OF CONTAMINATION

Except for materials that were deposited as fill at this site when tidal areas were reclaimed, there are few known potential sources of waste hazardous substances (8,39). During excavation for the sewer project, a variety of materials were found including railcar carriages, canteens, drums, and steel cables. Pools of material that smelled like creosote were also present in the excavations. A newspaper found in the excavation was dated 1942 (4,8,12). Because filling along the South Basin Inlet was unregulated, the extent of potential contamination is unknown and likely to be widespread.

From 1955 to 1986, the site was reportedly used exclusively for lumber storage and a small cabinet shop (8,39). Currently, disabled cars and car engines on site may be sources of used oils, antifreeze, and batteries (8).

Investigations by the City from 1986 to 1989 revealed that contamination beneath the site contains metals and hydrocarbons. Table 5-1 summarizes the analyses of the waste. Photographs of the excavations indicate that visible contamination is not present within the first 2 feet below ground surface (bgs). Although the contamination is not contained by manmade structures, it is likely that vertical contaminant migration is impeded by bay mud that is encountered about 15 feet bgs. The lateral extent of the contamination is not known, but contamination of fill is widespread in San Francisco. Some of the wastes were removed during construction of the sewer pipe. Table 5-2 summarizes the analyses of on-site and near-site soils. Table 5-3 summarizes the off-site analyses. Figure 5-1 shows the sampling locations (4,5).

In many of the soil samples collected on or adjacent to the site, the metals concentrations appear to be above naturally occurring levels. With the exception of the sample collected from Location 7i, however, the

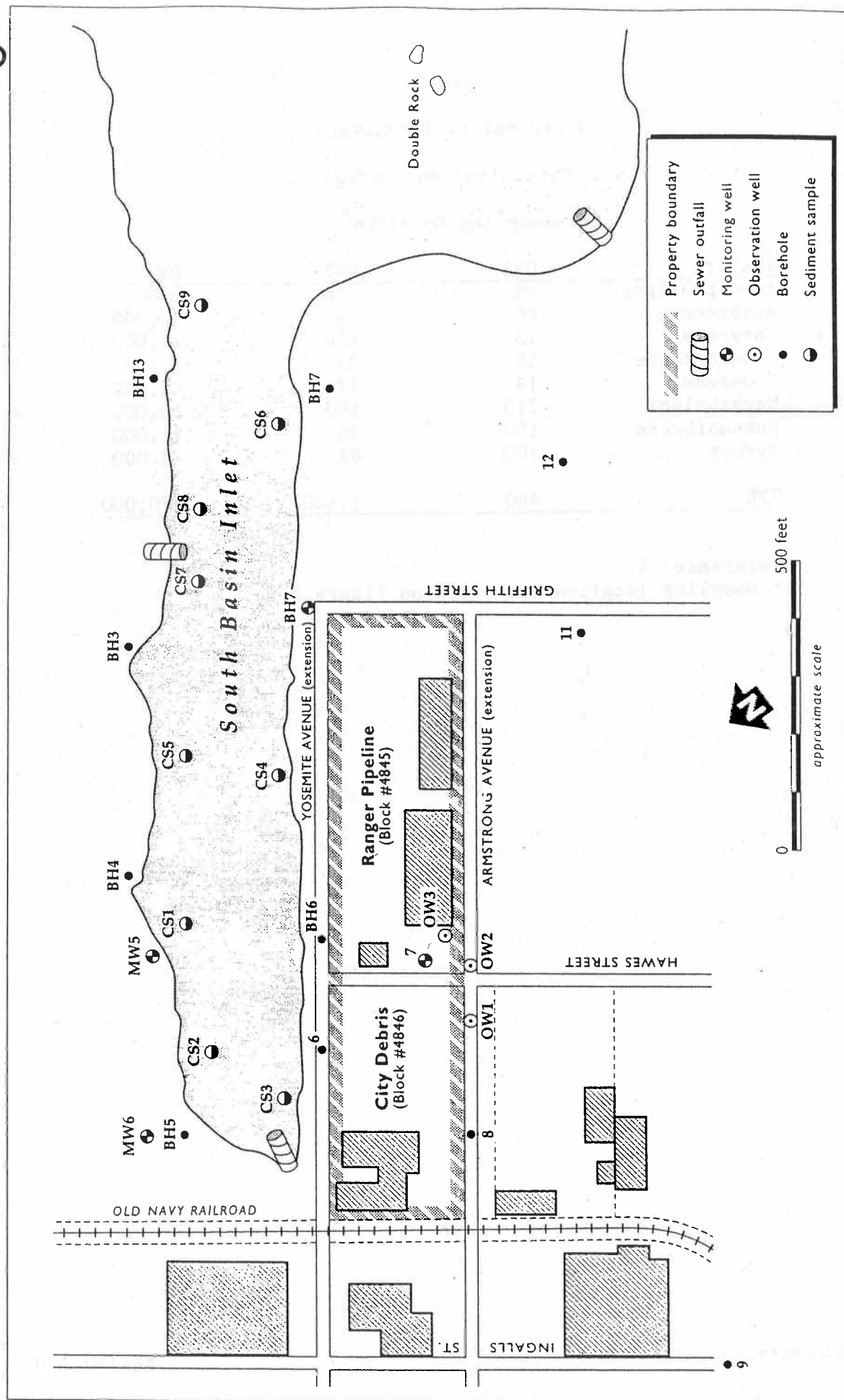


Figure 5-1
SAMPLE LOCATIONS MAP
 Buckeye Properties
 1296 Armstrong Avenue
 San Francisco, California

Table 5-1
Waste Material Analyses

Analyte	Concentration (mg/kg)		
	Sampling Location [*]		
	OW1	OW2	OW3
Acenaphthylene	48	<10	5,400
Anthracene	40	25	<2,000
Chrysene	15	<10	<2,000
Flouranthene	58	33	4,100
Flourene	18	17	<2,000
Naphthalene	210	180	48,000
Phenanthrene	150	88	11,000
Pyrene	100	81	<2,000
TPH	460	1,400	470,000

Reference: 4.

* Sampling location are shown on Figure 5-1.

Table 5-2

On-Site Subsurface Soil Analyses

Analyte	Concentration (mg/kg)					
	Sampling Location*					
	6	7	7i	8	BH6	MW4
Creosote	NA	<10	NA	<10	NA	NA
Pentachlorophenol	NA	<10	NA	<10	NA	NA
PCBs	<0.1	<0.1	NA	<0.1	NA	NA
Cyanide	<0.2	<0.2	NA	<0.2	NA	NA
Cadmium	0.4	0.7	12	0.2	NA	NA
Chromium	44	50	43	44	37	210
Copper	19	94	440	64	20	45
Lead	11	76	230	13	160	10
Nickel	49	46	140	28	58	380
Zinc	44	180	7,400	35	NA	NA
Mercury	0.012	0.020	0.023	0.039	NA	NA
Tetrachloroethene	<0.05	NA	NA	NA	<0.005	<0.005
1,2-Dichloroethene	<0.05	NA	NA	NA	NA	NA
Benzene	<0.05	NA	NA	0.66	<0.005	<0.005
Toluene	1.3	NA	NA	<0.05	NA	NA
Chlorobenzene	<0.05	NA	NA	<0.05	NA	NA
1,3-Dichlorobenzene	<0.05	NA	NA	<0.05	NA	NA
Ethyl benzene	<0.05	NA	NA	<0.05	<0.005	0.005
TPH	NA	NA	NA	NA	<5	57

Reference: 4,5.

* - Sampling location are shown on Figure 5-1.

NA = Not Analyzed.

Boldface = Indicates concentrations 3 or more times background.

Table 5-3

Off-site Subsurface Soil Analyses

Contaminant	Concentration (mg/kg)						Mean Range	
	Sampling Location*							
	9	11	12	BH3	BH4	BH5		
Creosote	NA	NA	NA	NA	NA	NA	NA	NA
Pentachlorophenol	NA	NA	NA	NA	NA	NA	NA	NA
PCBs	<0.1	<0.1	<0.1	NA	NA	NA	<0.1	<0.1
Cyanide	<0.2	<0.2	<0.2	NA	NA	NA	<0.2	<0.2
Cadmium	<0.2	<0.2	1.8	NA	NA	NA	0.6	<0.2-1.8
Chromium	94	320	46	86	33	24	100	24-320
Copper	18	29	62	330	22	10	78	10-330
Lead	11	30	740	230	120	130	210	11-740
Nickel	50	490	41	480	140	16	203	16-490
Zinc	37	72	390	NA	NA	NA	166	37-390
Mercury	0.054	0.071	0.067	NA	NA	NA	0.064	.054-.71
Tetrachloroethene	0.38	<0.05	<0.05	<0.005	<0.005	<0.005	.06	<.005-.38
1,2-Dichloroethene	<0.05	<0.05	0.26	NA	NA	NA	.09	<.05-.26
Benzene	0.11	<0.05	<0.05	<0.005	<0.005	<0.005	.02	<.005-.11
Toluene	0.89	<0.30	<0.05	NA	NA	NA	0.40	<.05-.89
Chlorobenzene	<0.05	3.3	0.31	NA	NA	NA	1.2	<.05-3.3
1,3-Dichlorobenzene	<0.05	1.5	NA	NA	NA	NA	0.50	<.05-1.5
Ethyl benzene	<0.05	1.0	<0.05	<0.005	<0.005	<0.005	.17	<.005-1.0
TPH	NA	NA	NA	260	2,500	72	944	15-2,500

Reference: 4,5.

* - Sampling location are shown on Figure 5-1.

NA = Not Analyzed.

metals concentrations are not significantly greater than the levels found in off-site samples. Notably, the sample from Location 7i was a grab sample whereas the samples from Locations 6, 7, 8, 9, 11, and 12 were composite samples. Relatively few samples were analyzed for organic contaminants; only benzene and toluene are reported at elevated levels (4). On the basis of the data collected to date, the soils contamination is not unique to the site and may be somewhat ubiquitous in bay fill (4,5,12,15,16,37).

In 1986, one 1,000-gallon and one 2,000-gallon underground tank used to store gasoline were removed from the site. During their removal, a hole was noted in one of the tanks. Soil and shallow groundwater were analyzed and found to be contaminated with hydrocarbons as total petroleum hydrocarbons (TPH) at levels of up to 500 and 100 parts per million (ppm), respectively (19). These tanks are not hazardous substance sources because gasoline is excluded from consideration as a hazardous substance under CERCLA. No further investigation or remediation of the contamination was performed (8).

5.2 GROUNDWATER PATHWAY

5.2.1 Hydrogeologic Setting

Groundwater beneath the site is first encountered approximately 4 feet bgs. The groundwater gradient appears to be heavily influenced by tides. Dense bay mud underlies the shallow groundwater, which is contaminated by hydrocarbons and metals (5). The contamination likely originates from off-site sources as well as subsurface on-site sources. Table 5-4 summarizes the available groundwater data. Sampling Location 7A was near an area of subsurface contamination (4,5).

Information on groundwater quality is limited; no comprehensive sampling has been done. Additionally, it should be noted that the sample from Location 7A was collected in 1986, but samples from Wells MW4, MW5, and MW6 were collected in 1989 (4,5).

Table 5-4

Groundwater Analyses

Concentration (mg/l)

Sampling Location^{*}

Analyte	7A	MW4	MW5	MW6	MCL
Chromium	NA	0.09	0.019	0.06	0.1
Copper	NA	0.09	<0.05	0.17	1.3
Lead	NA	0.20	<0.005	0.020	0.05 (CA)
Nickel	NA	0.19	0.08	0.29	0.1
Mercury	NA	<0.001	<0.001	<0.001	0.002
1,1-Dichloroethene	0.17	<0.005	<0.005	<0.005	0.005(CA)
Benzene	0.80	<0.005	<0.005	<0.005	0.005
Toluene	0.14	<0.005	<0.005	<0.005	1.000
Ethyl benzene	1.00	<0.005	<0.005	<0.005	0.700
Xylenes	1.2	<0.005	<0.005	<0.005	10
TPH	680	<1	1	<1	NA

Reference: 4,5.

* - Sampling location are shown on Figure 5-1.

NA = Not Analyzed.

Boldface = Indicates concentrations 3 or more times background.

CA = California state action level.

The concentration of lead in the sample from Location MW4 is elevated relative to locations MW5 and MW6 and the EPA maximum contaminant level (MCL). The analysis, however, was performed on an unfiltered sample and is not strictly comparable to MCLs. The grab sample from Location 7A was collected from an open borehole rather than a monitoring well, and it is not known whether the concentrations of organic chemicals in the sample are representative of the local groundwater or some mixture of liquid wastes and water (4). Most of the contaminants reported in the sample may also be associated with leaking underground fuel tanks. Fuel storage tanks were present at Buckeye and nearby properties (19,20,38).

5.2.2 Groundwater Targets

The Albion Water Company (Albion) taps a spring located at 895 Innes Avenue about 1 mile northeast of Buckeye. Geologists have suggested that the water is from a deep and distant source; there is only bedrock beneath the area. Albion serves about 5,000 customers, although some of them are provided purified water from a municipal water source rather than the spring. The spring water is tested annually for Title 22 metals, organics, and coliform, and there have been no problems. There are other springs in the area, but no one uses them (16,41).

There is no other drinking water use of groundwater within 4 miles of the site because the water is generally saline (5,21,22).

5.2.3 Groundwater Pathway Conclusion

Although shallow groundwater is contaminated by metals and hydrocarbons, low-permeability bay muds underlie the site and nearby groundwater use is limited.

5.3 SURFACE WATER PATHWAY

5.3.1 Hydrologic Setting

The site is adjacent to the South Basin Inlet, which opens into San Francisco Bay (6,8). Tides influence the groundwater level and gradient (5). In addition to surface water runoff from the site and the migration of groundwater to the South Basin Inlet, three City of San Francisco stormwater overflows are nearby (8,23,24,40). Prior to 1988, these overflows discharged untreated sewage when it rained, 50 to 60 times per year. The sewage contained industrial wastewaters as well as domestic sewage (24,40).

In 1989 the California Parks and Recreation Department sampled sediments in the South Basin Inlet. Analyses of sediments from the inlet revealed the presence of metals and TPH (5). Table 5-5 summarizes the results. The levels of metals in samples from Locations CS3 and CS4 adjacent to the site were not significantly greater than the levels in most other sediment samples from the inlet. The concentration of TPH in Sample CS4 was, however, greater than the average concentration found nearby (5).

As part of the National Oceanic and Atmospheric Administration's (NOAA) National Status and Trends Program, the effects of contaminants on the environment has been evaluated for San Francisco Bay. NOAA calculated apparent effects thresholds (AETs) to estimate the sediment concentration above which statistically significant biological effects are expected. The AETs for chromium (280 to 370 ppm), copper (110 to 180 ppm), lead (120 to 140 ppm), and nickel (greater than 170 ppm) are generally greater than the concentrations of these metals found in sediments immediately adjacent to the site. It is important to note that effects may, however, occur at concentrations below the AETs (5,35).

Regionally, from Islais Creek Channel 2 miles north of the site to Oyster Point 4 miles south of the site, the reported concentrations of contaminants in bay sediments vary considerably. TPH levels range from

Table 5-5

Surface Water Sediment Analyses

Concentration (mg/kg)

Sampling Location^{*}

Contaminant	CS3	CS4	CS1	CS2	CS5	CS6	CS7	CS8	CS9
Chromium	27	42	41	250	48	680	65	14	90
Copper	17	34	22	76	110	140	170	95	74
Lead	29	140	1,300	420	470	420	170	200	210
Nickel	21	28	180	37	56	550	62	35	41
TPH	68	990	98	1,200	660	360	280	960	1,300

Reference: 5.

^{*} - Sampling location are shown on Figure 5-1.

708 to 31,000 ppm; chromium levels range from 78 to 740 ppm; copper levels range from 10 to 1,754 ppm; lead levels range from 30 to 1,300 ppm; and nickel levels range from 48 to 430 ppm. The highest concentrations of these contaminants are generally found within Islais Creek Channel and near Hunters Point (25,26). Historically, Islais Creek Channel received wastewaters from the City of San Francisco's sewage treatment plant, and Hunters Point has been the site of intensive industrial activity (11,26).

Because of the proximity of the site to the inlet, the contamination of groundwater, and the known communication between groundwater and surface water, it is likely that contaminants beneath the site have migrated to surface-water sediments (4,5,6). A sole source of this contamination can not be determined, however. Historic and current surface runoff from the industrial areas surrounding the site likely contains similar contaminants. These contaminants are common in sediments throughout the Bay. An appropriate reference for the levels found at the site is, therefore, not easily established (5,15,16,24,25,26,27,28,29,37).

5.3.2 Surface Water Targets

San Francisco Bay is used for fishing and boating. It supports herring, salmon, halibut, and clam fisheries. There are also several endangered or threatened species in the area including the California clapper rail, the California least tern, the California brown pelican, the burrowing owl, and the salt marsh harvest mouse (30,31,32,33,34,36). San Francisco Bay is not used for drinking water.

5.3.3 Surface Water Pathway Conclusion

Although sediment contamination is present in the South Basin Inlet adjacent to the site, the levels of contamination are not significantly greater than the levels in many other nearby and regional areas. There are other potential sources of the contamination including City sewer outfalls.

5.4 SOIL EXPOSURE AND AIR PATHWAY

Metals and hydrocarbons contamination at the site is primarily limited to the subsurface. The site is fenced and partially paved. There are several businesses on site but no residences. The surrounding area is primarily light industrial, and the nearest residences are about 1,000 feet north of the site (4,5,6,7,8).

6. EMERGENCY RESPONSE CONSIDERATIONS

The National Contingency Plan [40 CFR 300.415(b)(2)] authorizes the Environmental Protection Agency to consider emergency response actions at those sites which pose an imminent threat to human health or the environment. For the following reasons a referral to Region IX's Emergency Response Section does not appear to be necessary:

- o Contamination appears to be inaccessible to the public;
- o Groundwater use is limited and surface water is not used for drinking water.

7. SUMMARY OF HRS CONSIDERATIONS

The Buckeye Properties site (Buckeye) is about 5 acres in an industrial area in southeast San Francisco, California. It is bordered to the northeast by the South Basin Inlet, which empties into San Francisco Bay. Prior to the 1940s, much of the site was under the Bay. Tidal areas were reclaimed in the South Basin area during the 1940s. From 1954 to 1986, the site was a lumber yard. There is no information to indicate that the facility ever treated wood on site, and the known potential sources of hazardous substances on site are limited to disabled cars and engines and the bay fill itself.

Metals and hydrocarbons contamination exists in the groundwater and soil beneath the Buckeye site. During construction of a sewer line under the site, an environmental assessment revealed the contamination, which was reported to the Enforcement Section of EPA in September 1989 by an attorney for Buckeye Properties. In addition, a consultant for the California Department of Parks and Recreation found metals and hydrocarbons in surface-water sediments in the South Basin Inlet adjacent to the site. No state or local agencies are involved with the site. Contamination of fill materials and sediments is widespread in San Francisco.

The pertinent Hazard Ranking System factors for the site are as follows:

- o Contaminants beneath the site have not been associated with any on-site activities and are likely associated with the bay fill;
- o Groundwater use is limited, and the site is fenced and partially paved;
- o Although sediments are contaminated, the contamination cannot be attributed to the site at this time because there are numerous potential off-site sources and appropriate reference contaminant levels have not been established.

REMEDIAL SITE ASSESSMENT DECISION - EPA REGION IX

Site Name: Buckeye Properties EPA ID#: CAD982392243

Alias Site Names: N/A

City: San Francisco County or Parish: San Francisco State: CA

Refer to Report Dated: 6/14/93 Report type: Screening Site Inspection

Report developed by: Ecology and Environment, Inc.

DECISION:

1. Further Remedial Site Assessment under CERCLA (Superfund) is not required because:

☒ 1a. Site does not qualify for further remedial site assessment under CERCLA (Site Evaluation Accomplished - SEA)

☐ 1b. Site may qualify for further action, but is deferred to:

☐ RCRA
☐ NRC

2. Further Assessment Needed Under CERCLA:

2a. (optional) Priority: ☐ Higher ☐ Lower

2b. Activity Type:

☐ PA
☐ SI

☐ ESI
☐ HRS evaluation

☐ Other: _____

DISCUSSION/RATIONALE:

Report Reviewed and Approved by:

Lisa Nelson

Signature:

[Signature]

Date:

8-31-93

Site Decision Made by:

Lisa Nelson

Signature:

[Signature]

Date:

8-31-93

9. REFERENCES

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APPENDIX A

CONTACT LOG AND REPORTS

CONTACT LOG

Facility Name: Buckeye Properties
Facility ID: CAD982392243

Name	Affiliation	Phone #	Date	Information
Thomas Amen	Law Firm	415-433-1790	8/9/90	See Contact Report
Chuck Flippo	EPA	415-744-1996	8/21/90 9/14/90	See Contact Report
Jennifer Eberle	E & E FIT	415-777-2811	8/22/90, 9/20/90	See Site Drive-By Report
Paul Riley	California Dept. of Fish and Game	415-688-6362	8/27/90	See Contact Report
Carlos Hernandez	US Army Corps of Engineers	415-744-3359	8/27/90	Site is in 500-year floodplain.
Harold Coffee	City of San Francisco	415-550-2750	8/29/90, 9/6/90	See Contact Report
Bea Atkins	SF Envir. Health	415-554-2775	9/6/90	No agency involvement with Buckeye Properties
Tom Gandesberry	RWQCB	415-464-1255	9/10/90	No agency involvement with Buckeye Properties
Doris Cruz	DHS	415-540-3800	9/11/90	No agency involvement with Buckeye Properties
Paul La Courreye	EPA	415-744-1914	9/13/90	See Contact Report
Dien Nguyen	City Debris	415-822-3334	9/21/90	See Contact Report
Scott Hamlin Gus Yates	USGS	916-978-4648	10/2/90	See Contact Report
Lois O'Connor	City of Brisbane	415-467-1515	10/2/90	See Contact Report
Paul Riley	California Dept. Fish and Game	415-688-6362	3/5/91	He does not know whether there has been clamming in the South Basin Inlet. Contact Fred Nichols at USGS for further information.

Margaret Gabil	Candlestick Point State Recreation Area	415-557-4069	3/6/91, 3/14/91, 4/25/91	See Contact Report
Carolyn Douglas	U.S. EPA	415-744-2343	3/7/91	Ms. Douglas is working with Jim Quint, who is the Site Assessment Manager for Buckeye Properties. We set a meeting for 11:00 am on March 13th to discuss the site boundaries.
Chuck Flippo	U.S. EPA	415-744-2388	3/14/91	Mr. Flippo will send FIT a map showing what the Navy considers to be under their environmental restoration scope.
Joanne Knight	California Dept. of Health Services (DHS)	415-540-3739	3/14/91	There is no project manager for the site. Written request must be made for a file search.
Doris Cruz	DHS File Room	415-540-3800	3/15/91	There are no files for Buckeye Properties.
Duty Officer	RWQCB	415-464-1255	3/18/91	FIT must come into the file room to check for files.
Ken Gray	California Dept. of Parks & Recreation	408-649-2862	3/18/91	See Contact Report
Steve Krival	DHS	415-540-3841	3/18/91	See Contact Report
Jan Anderson	Audubon Society	415-882-3374	3/19/91	There are no threatened or endangered species in the area. Migratory shore birds feed in the canal at low tide, and waterfowl feed during high tide. The canal is a tidal wetland.

Steve Zembsch	California Dept. of Parks & Recreation	408-649-7115	3/19/91	See Contact Report
Fred Nichols	USGS	415-329-4411	4/1/91	See Contact Report
Mike Thabault	National Marine Fisheries Office	707-578-7513	4/3/91	Since they do not manage fisheries within state waters, he does not know whether clams are harvested in Yosemite Canal.
Tom Gandesbery	RWQCB	415-464-0841	4/23/91	Buckeye is not in RWQCB's case files. Brush and Sons Lumber Co. at 1313 Armstrong Avenue is listed in RWQCB's fuel leak files. This means that they are at least suspected of having a UST fuel leak. He'll check the Land Disposal files for FIT.
Barbara Ratti	San Francisco Envir. Health	415-554-2775	4/24/91	There is no file for Buckeye (the landfill), but there is a file for a business at 1313 Armstrong Avenue called E.S. Brush and Sons Co. This business filed for a Hazardous Materials Permit.
Matt McCarron	DTSC		08/20/92	DTSC is not active at the Yosemite Pump Station site. Contact Don Cox's group at 540-3804 for more information.
Len Miller	DTSC	510-540-3803	08/25/92	See Contact Report
Steven Low	City and County SF	415-554-2789	08/26/92	See Contact Report
Pam Hollis	City and County SF	415-554-2792	09/11/92	See Contact Report
Martha Bodden	MITRE Corp.	703-883-7667	11/12/92	See Contact Report
Chris Phanartzis	City Dept. Public Works (DPW)	415-431-9430	01/27/93	See Contact Report

Roberta Blank	US EPA RPM Hunters Point	415-744-2385	01/28/93	Ms. Blank referred me to Wing Wong of the Navy and Bonnie Arthur of DTSC for information regarding Hunters Point.
Bonnie Arthur	CAL-EPA DTSC	510-540-3739	01/28/93	Ms. Arthur suggested that the Navy's contractor would be presenting new ecological data soon. Bobbie Smith is the RWQCB contact for Hunters Point.
Bobbie Smith	CAL-EPA RWQCB	510-286-4222	01/28/93	RWQCB is aware of off-base areas of contamination related to Hunters Point and may consider expanding the current Hunters Point boundaries.
Jim Salerno	DPW	415-648-6882	01/28/93	See Contact Report
Wing Wong	US Navy	415-244-2537	01/28/93	PA-52 was an area of study located along the railroad right-of-way. Mr. Carl Michelson of Harding Lawson Associates (415-899-7358) has more details regarding that work. Larry Burkmoser of the US Army Corps of Engineers (916) 557-7671 may also be aware of off-site areas.
Carl Michelson	Harding Lawson	415-899-7358	01/28/93 06/15/93	See Contact Report
Reginald Ricci	Buckeye Properties	415-435-4740	01/28/93	See Contact Report
Steve Mollinax	DPW	415-774-4166	02/22/93	See Contact Report
Micheal Mee	Albion Water Co.	415-821-3444	06/15/93	See Contact Report

SITE DRIVE-BY AND OBSERVATIONS REPORT

Ecology and Environment, Inc.	
Field Investigation Team (FIT)	
160 Spear Street, Suite 1400	
San Francisco, California 94105	
(415) 777-2811	
E & E PERSON(S) CONDUCTING DRIVE-BY AND MAKING OBSERVATIONS:	
Jennifer Eberle & Janet Kaps (8/22); Jennifer Eberle & Paul Brown (9/20)	
SITE NAME: Buckeye Properties	DATE: 8/22/90, 9/20/90
CITY/STATE: San Francisco, California	EPA ID#: CAD982392243

The following information was obtained during the drive-by:

A worker at one of the trucking companies (corner of Hawes St. and Yosemite Ave.) told us his company does demolition and hauling work, and that all their waste oil is hauled off site. He said their operation had been at this location for approximately one year. He declined to identify himself.

A secretary at Ranger Pipelines told us that install underground pipelines. They produce no hazardous wastes, and their operation has been at this location for approximately 1.5 Ranger Pipelines years. She also pointed out a trailer across Armstrong Ave. (with a 14-foot fence around it) in which somebody lives.

The following observations were made during the drive-by:

A site plan showing approximate locations of lessees was drawn up (see Fig. 2 in the Preliminary Assessment). An on-site trailer residence was noted southwest of Armstrong Ave. The area southeast of "Griffith St." is vacant, overgrown with vegetation and teeming with birdlife. This area is raised up approximately 8 feet higher than the Buckeye Properties site. Along the water's edge off Yosemite Ave. extension are rusted drums, scrap metal, construction debris, wood and poured concrete, and/or asphalt. Various trucks and buses were also found on Yosemite Ave. extension, as well as in the area of the trailer residence. Approximately 25 percent of the entire site is paved with asphalt and/or buildings. The remainder is exposed soil with or without vegetation. There is no apparent contamination at the ground surface.

SITE RECONNAISSANCE INTERVIEW AND OBSERVATIONS REPORT

Ecology and Environment, Inc.		
160 Spear Street, Suite 1400		
San Francisco, California 94105		
(415) 777-2811		
E & E PERSON(S) CONDUCTING INTERVIEW: James M. James		
FACILITY REPRESENTATIVE(S):	TITLE:	PHONE:
Reginald Ricci	Property Owner	415-435-4740
SITE NAME: Buckeye Properties		DATE: 2/3/93
CITY/STATE: San Francisco, CA		EPA ID#: CAD982392243

The following information was obtained during the interview:

E & E met Mr. Ricci at his residence in Belvedere, California, on February 3, 1993, to discuss the site history and review Mr. Ricci's records.

Mr. Ricci described the development of his family's interest in the site as follows. Mr. Ricci's father bought Lot 1 of 3 of Block 4845 in 1954, and Lot 2 of 3 was leased from the state at that time. Some of Lot 1 was still under water and imported fill was purchased and delivered to the site (Mr. Ricci produced receipts for the purchased fill). Lots 1, 2, 3, 13, and 16 of Block 4846 were purchased in the 1960s.

The family's wholesale lumberyard occupied Block 4845 from 1955 to 1986. The lumber yard expanded to occupy portions of Block 4846 until 1986. A cabinet shop also operated on a portion of Lot 13 of Block 4846. The lumberyard used delivery trucks and a fork lift, but maintenance of the vehicles was probably performed off site. Lumber yard activities ceased in 1986.

Mr. Ricci provided 8-mm home movies showing the site in the mid 1950s when construction of the lumber yard began. There is no indication of wood treatment or waste disposal activities at the site. It appears to be clean and orderly. A review of Mr. Ricci's photographic slides similarly did not indicate wood treatment or waste disposal activities.

Mr. Ricci presented invoices used by the company to bill customers and several company calendars from the late 1950s and early 1960s. The materials indicate that the site was used for the storage of lumber only.

A review of aerial photographs acquired by Mr. Ricci indicates that most of the site was underwater prior to 1939. Through 1953, the site remained undeveloped although filling of the area appeared to be nearly complete by 1946. A dark spot on Block 4845 is apparent in a photo from 1951. A 1948 photo appears to show a surface depression surrounded by life rafts along Armstrong, between Ingalls and Hawes. The aerial photos do not indicate the presence of tanks or surface impoundments as might be associated with wood treatment.

A real estate broker operating as a master lessor then leased the property to a variety of businesses, including San Francisco Container, the cabinet shop, and a scrap wood recycler.

Historically, other industries in the area included a tannery located across the channel, Brush Lumber, which stored treated lumber for the Port of San Francisco, and Schraeder Lumber, which stored pre-treated railroad ties.

Mr. Ricci first became aware of the contamination when the City of San Francisco began excavations adjacent to his property in the late 1980s. In 1986, the City sent Mr. Ricci a letter regarding upgrading sewer facilities near the site. When the excavations were begun, the realty company, acting as a master lessor for Mr. Ricci, expressed concerns that the City's work was limiting access to the site. These preliminary concerns were soon over-shadowed by the presence of wastes in the subsurface.

No remediation was conducted regarding the removal underground fuel tanks in 1986.

The following observations were made during the site visit:

James M. James and Peter M. Geiger of E & E conducted a site visit with Mr. Ricci on February 5, 1993. The site is adjacent to the South Basin Inlet in an industrial area of southeast San Francisco. A railroad right-of-way, not in use, is on the northern border of the site. The area surrounding the site is covered with litter, and a leaking drum that appeared to contain oil near the railroad tracks. Sewage overflow outfalls were visible adjacent to the site along Yosemite between Ingalls and Hawes streets and across the South Basin Inlet.

The site is mostly paved and fenced. The primary activity appears to be scrap wood recycling. Scrap wood is delivered in large roll-off bins and trucks, is sorted, and then fed into a wood chipper. The processed wood material is then transported off site. The site was not orderly. There were disabled automobiles, engines, and debris among the wood materials. There are no on-site residents.

CONTACT REPORT

AGENCY/AFFILIATION: Amen, Keith & Berg, P.C.		
DEPARTMENT: Law Offices		
ADDRESS/CITY: 847 Sansome Street/SF		
COUNTY/STATE/ZIP: San Francisco/California/94111		
CONTACT(S)	TITLE	PHONE
1. Thomas Amen	Attorney	415-433-1790
2.		
E & E PERSON MAKING CONTACT: Jennifer Eberle		DATE: 8/9/90
SUBJECT: Background contacts		
SITE NAME: Buckeye Properties		EPA ID#: CAD982392243

Christopher French did an extensive report on the site characterization.

The City installed a monitoring well to address the Yosemite outfall
(Clean Water Dept.)

Amen does not want to send me a copy of his files and would prefer that I
come to his office to see what I would like copied.

CONTACT REPORT

AGENCY/AFFILIATION: EPA		
DEPARTMENT: Superfund		
ADDRESS/CITY: 1235 Mission Street/SF		
COUNTY/STATE/ZIP: San Francisco/California		
CONTACT(S)	TITLE	PHONE
1. Chuck Flippo	Remedial Project Manager	415-865-7630 h
2.		744-1996 w
E & E PERSON MAKING CONTACT: Jennifer Eberle		DATE: 8/21,9/14
SUBJECT: Hunters Point's relationship to the site		
SITE NAME: Buckeye Properties		EPA ID#: CAD982392243

8/21/90

Hunters Point is on the NPL. There are lessees of Navy property. Buckeye Properties at 1296 Armstrong Avenue is not included in Hunters Point.

9/14/90

He studied French's report and was especially interested in the aerial photos, which reveal reclamation of the bay both at the site and at Hunters Point during the same time.

The Navy is afraid that contamination from surrounding businesses are coming into their property. Go ahead and write the PA report with references to the Navy.

CONTACT REPORT

AGENCY/AFFILIATION: State of California		
DEPARTMENT: Fish and Game		
ADDRESS/CITY: 411 Burgess Drive/Menlo Park		
COUNTY/STATE/ZIP: San Mateo/California/94025		
CONTACT(S)	TITLE	PHONE
1. Paul Riley	Associate Marine Biologist	688-6362
2. Alan Grover	Biologist	707-544-7452
E & E PERSON MAKING CONTACT: Jennifer Eberle		DATE: 8/27/90
SUBJECT: Fish catches in SF Bay		
SITE NAME: Buckeye Properties		EPA ID#: CAD982392243

Mr. Riley said the 15-mile target distance limit encompasses virtually the entire SF bay. The commercial herring fish catch is 9,500 tons (19,000,000 pounds) per year in San Francisco Bay.

There are 11 or 12 recreational clamming sites in the Bay. People collect Manila and Japanese little-neck clams for food, roughly 10,000 pounds per year. This information is based on a 1981 report of recreational clamming.

Mr. Grover said more salmon are caught by sport fishing than by commercial fishing; however, sport fishing catches are not quantified.

CONTACT REPORT

AGENCY/AFFILIATION: U.S. Army Corps of Engineers		
DEPARTMENT: Water Resources		
ADDRESS/CITY: 211 Main Street/San Francisco		
COUNTY/STATE/ZIP: San Francisco/California/94105-1905		
CONTACT(S)	TITLE	PHONE
1. Carlos Hernandez	Hydraulic Engineer	744-3359
2.		
E & E PERSON MAKING CONTACT: Jennifer Eberle		DATE: 8/27/90
SUBJECT: Flood frequency		
SITE NAME: Buckeye Properties		EPA ID#: CAD982392243

The site is not in a 100-year floodplain. The frequency of flooding is less often than every 100 years; therefore, it is in the 500-year floodplain.

CONTACT REPORT

AGENCY/AFFILIATION: City and County of San Francisco		
DEPARTMENT: Dept. of Public Works (DPW)		
ADDRESS/CITY: 1550 Evans Avenue/San Francisco		
COUNTY/STATE/ZIP: San Francisco/California/94124		
CONTACT(S)	TITLE	PHONE
1. Harold Coffee	Project Manager	550-2750
2.		
E & E PERSON MAKING CONTACT: Jennifer Eberle		DATE: 8/29,9/6
SUBJECT: Agency involvement		
SITE NAME: Buckeye Properties		EPA ID#: CAD982392243

8/29/90

Mr. Coffee was the project manager for the sewer construction project that took place at the Buckeye Properties site. This project, known as the Yosemite-Fitch Outfall Consolidation (YFOC) project, began in 1986 and was completed in 1989. He has the pertinent sampling reports and will send them to FIT.

9/6/90

Mr. Coffee requested more information regarding my investigation. He wants to check with DPW's lawyers before sending FIT any reports.

10/1/90

FIT has not received the reports yet.

CONTACT REPORT

AGENCY/AFFILIATION: EPA		
DEPARTMENT: Site Assessment		
ADDRESS/CITY: 1235 Mission Street/San Francisco		
COUNTY/STATE/ZIP: San Francisco/California/94105		
CONTACT(S)	TITLE	PHONE
1. Paul La Courreye	Site Assessment Manager	744-1914
2.		
E & E PERSON MAKING CONTACT: Jennifer Eberle		DATE: 9/13/90
SUBJECT: Scoping Management		
SITE NAME: Buckeye Properties		EPA ID#: CAD982392243

Paul La Courreye directed FIT to call Chuck Flippo of EPA regarding whether the site should be included in the Hunters Point NPL site. He wants us to proceed with the PA regardless. FIT should also list the industries currently occupying the site.

CONTACT REPORT

AGENCY/AFFILIATION: City Debris		
DEPARTMENT:		
ADDRESS/CITY: 1300 Yosemite Avenue		
COUNTY/STATE/ZIP: San Francisco/California		
CONTACT(S)	TITLE	PHONE
1. Dien Nguyen		822-3334
E & E PERSON MAKING CONTACT: Jennifer Eberle		DATE: 9/21/90
SUBJECT: Nature of his business		
SITE NAME: Buckeye Properties		EPA ID#: CAD982392243

Mr. Nguyen said that they haul construction site debris and separate wood and other recyclables. No chemical products are involved. They have been at this location (on the northwest side of Hawes Street between Yosemite and Armstrong Avenues) for 3 to 4 months.

CONTACT REPORT

AGENCY/AFFILIATION: U.S. Geological Survey		
DEPARTMENT: Water Resources/Projects Office		
ADDRESS/CITY: Fed Bldg., Rm. W-2234, 2800 Cottage Way, Sacramento		
COUNTY/STATE/ZIP: California 95825		
CONTACT(S)	TITLE	PHONE
1. Scott Hamlin	Hydrologist	916-978-4648
2. Gus Yates	Hydrologist	
E & E PERSON MAKING CONTACT: Jennifer Eberle		DATE: 10/2/90
SUBJECT: Drinking water wells		
SITE NAME: Buckeye Properties		EPA ID#: CAD982392243

Mr. Hamlin said there are no pubic drinking water wells in San Francisco. All SF water comes from the Hetch Hetchy Reservoir. He was not aware of any private wells in San Francisco.

Mr. Yates said there are some public drinking water wells in the northern part of Daly City, but they are west of Mission Street, which is outside the 4 mile limit. He was not aware of any private wells in northern San Mateo County.

CONTACT REPORT

AGENCY/AFFILIATION: City of Brisbane		
DEPARTMENT: Public Works		
ADDRESS/CITY: 44 Visitacion Avenue/Brisbane		
COUNTY/STATE/ZIP: San Mateo/California/94005		
CONTACT(S)	TITLE	PHONE
1. Lois O'Connor	Admin. Secretary	467-1515
2.		
E & E PERSON MAKING CONTACT: Jennifer Eberle		DATE: 10/2/90
SUBJECT: Drinking water		
SITE NAME: Buckeye Properties		EPA ID#: CAD982392243

The City of Brisbane purchases all their water from the City of San Francisco.

CONTACT REPORT

AGENCY/AFFILIATION: Candlestick Point State Recreation Area		
DEPARTMENT:		
ADDRESS/CITY: 1150 Carroll Ave/San Francisco		
COUNTY/STATE/ZIP: San Francisco/CA/94124		
CONTACT(S)	TITLE	PHONE
1. Margaret Gabil	District Superintendent	415-557-4069
2.		
E & E PERSON MAKING CONTACT: Jennifer Eberle		DATE: 3/6/91
SUBJECT: Agency involvement		
SITE NAME: Buckeye Properties		EPA ID#: CAD982392243

3/6/91

Candlestick Point State Recreation Area owns the land between Griffith St. and Double Rock. They have done sediment and surface water sampling in South Basin Inlet in the past year. Holguin and Associates was contracted to do this sampling. Ms. Gabil has a map of their land, but it is too big to send. She would like to meet with FIT to discuss the site.

FIT must make a written request for sampling results.

3/14/91

Ms. Gabil received FIT's request and mailed the information 3/13/91. Candlestick Point State Recreation Area is designated for wildlife management. This agency is in the process of writing a wetlands restoration plan. The California Dept. of Fish and Game has noted that burrowing owls (Athene cunicularia) are species of special concern at Candlestick Point State Recreation Area. Jan Anderson of the Audubon Society may be more informed of state or federal designated endangered or threatened species.

4/25/91

There are two fishing piers at Candlestick Point State Recreation Area. One is off Hunters Point Expressway by Coleman, and the other is located approximately 0.5 mile from Double Rock at the end of the Point. The Navy started sampling adjacent to their property northwest of the canal.

CONTACT REPORT

AGENCY/AFFILIATION: California Dept. of Parks and Recreation		
DEPARTMENT: San Francisco District		
ADDRESS/CITY: 2211 Garden Rd./Monterey		
COUNTY/STATE/ZIP: CA 93940		
CONTACT(S)	TITLE	PHONE
1. Ken Gray	Sr. Resource Ecologist	408-649-2862
2.		
E & E PERSON MAKING CONTACT: Jennifer Eberle		DATE: 3/18/91
SUBJECT: Agency involvement		
SITE NAME: Buckeye Properties		EPA ID#: CAD982392243

Files for the San Francisco District are kept at the California Department of Parks and Recreation's Monterey office. Funding for the Holguin, Fahan and Associates Assessment Report on Candlestick Point State Recreation Area came from a grant from the San Francisco Clean Water Program (SFCWP) which was paid to the Dept. of Parks and Recreation in lieu of a fine on SFCWP by RWQCB. Few copies of that report were made. One copy was given to RWQCB. Mr. Gray did not know whether there was an EPA ID number associated with their site.

CONTACT REPORT

AGENCY/AFFILIATION: California Dept. of Health Services		
DEPARTMENT:		
ADDRESS/CITY: 700 Heinz Ave./Berkeley		
COUNTY/STATE/ZIP: Alameda/CA/94710		
CONTACT(S)	TITLE	PHONE
1. Steve Krival	Project Manager	415-540-3841
2.		
E & E PERSON MAKING CONTACT: Jennifer Eberle		DATE: 3/18/91
SUBJECT: Bay Area Drum		
SITE NAME: Buckeye Properties		EPA ID#: CAD982392243

Bay Area Drum is a drum recycling site on the State Superfund List. It is currently in the remedial investigation/feasibility study (RI/FS) stage. Dames & Moore issued a Phase II RI/FS report dated April 1990. This report lists about 50 potential sources of contamination in the area. Background levels of lead were also studied. Contamination seems to be limited to the location of the actual facility with the exception of groundwater contamination, which seems to be limited to a one-block area around the site. Groundwater flows both SSW and E. Bay Area Drum is on top of fill with a geological outcrop under the site. The surface gradient drops sharply to the south and east.

The Bay Delta Estuary Project referred to Yosemite Canal as one of the most contaminated areas in San Francisco Bay.

The Yosemite Fitch Outfall Consolidation Project (YFOC) is being studied through DHS's Preliminary Endangerment Assessment Program. Wei Wei Chuy has more information on the YFOC; her phone number is 540-3748.

FIT may come into the DHS office to review and copy the Dames and Moore report.

CONTACT REPORT

AGENCY/AFFILIATION: California Dept. of Parks and Recreation		
DEPARTMENT: San Francisco District		
ADDRESS/CITY: 2211 Garden Rd./Monterey		
COUNTY/STATE/ZIP: CA 93940		
CONTACT(S)	TITLE	PHONE
1. Steve Zembsch	Resource Ecologist	408-649-7115
2.		
E & E PERSON MAKING CONTACT: Jennifer Eberle		DATE: 3/19/91
SUBJECT: agency involvement		
SITE NAME: Buckeye Properties		EPA ID#: CAD982392243

DHS is required to do a preliminary endangerment assessment for sites that are going to be used by the public. Nina Antonio at DHS (phone: 540-3802) would have more information on that.

Candlestick Point Recreation Area acquired lands on both sides of the canal within the last 7 years.

RWQCB contacts include Lester Feldman (phone: 464-1332) and Tom Gandesbury (phone: 464-0841). George Rackelman in Sacramento has the longest history of contact with the Parks Dept.

CONTACT REPORT

AGENCY/AFFILIATION: U.S. Geological Survey		
DEPARTMENT: Water Resources Division		
ADDRESS/CITY: 345 Middlefield Rd./Menlo Park		
COUNTY/STATE/ZIP: CA/94025		
CONTACT(S)	TITLE	PHONE
1. Fred Nichols		415-329-4411
2.		
E & E PERSON MAKING CONTACT: Jennifer Eberle		DATE: 4/1/91
SUBJECT: Clamming in South Basin Inlet		
SITE NAME: Buckeye Properties		EPA ID#: CAD982392243

There is a National Oceanic Atmospheric Administration report on sampling in the San Francisco Bay that indicates that the South Basin Inlet is the most contaminated site in the entire bay. There may have been clamming in the South Basin Inlet, but it will not be easy to find relevant documentation. The "Ecology of Soft Bottom Benthos of San Francisco Bay" by Mr. Nichols, published by the U.S. Fish and Wildlife Service Community Profile in September 1988, deals with clamming. To find historical information on this subject, Mr. Nichols recommended three reports: (1) "Survey of Sport Shellfishing Potential in San Francisco Bay in Southern San Francisco and Northern San Mateo," Final Report, by Jim Sutton, published by the City/County of San Francisco Wastewater Program, 1978; (2) "Selected Shellfish Resources of San Francisco Bay," by McAllister and Moore, published by California Dept. of Fish and Game, 1982; and (3) "Historical Review of Fish and Wildlife Resources in San Francisco Bay Area," by John Skinner, published by California Dept. of Fish and Game, 1962.

CONTACT REPORT

AGENCY/AFFILIATION: DTSC		
DEPARTMENT: Site Evaluation		
ADDRESS/CITY:		
COUNTY/STATE/ZIP:		
CONTACT(S)	TITLE	PHONE
1. Len Miller		510-540-3803
2.		
E & E PERSON MAKING CONTACT: James M. James		DATE: 08/25/92
SUBJECT: Status of Investigations Relating to Bay Fill		
SITE NAME: Buckeye Properties		EPA ID#: CAD982392243

Mr. Miller is unaware of any comprehensive work being done on contamination related to bay fill. Polynuclear aromatics (PNAs) are common in bay fill. Metals including lead are also common. He will check his database to see whether there are nearby sites, and I am welcome to come in to review the files.

Lois Tomlinson is the new file clerk.

DTSC is involved at the Hunters Point Shipyard site and may have been involved in the past at the Bay Drum site.

San Francisco legislation requires soil testing of bay fill; Mr. Miller thinks the regulation is City and County Article 20.

CONTACT REPORT

AGENCY/AFFILIATION: City and County of San Francisco		
DEPARTMENT: Public Health, Toxics		
ADDRESS/CITY:		
COUNTY/STATE/ZIP:		
CONTACT(S)	TITLE	PHONE
1. Steven Low		415-554-2789
2.		
E & E PERSON MAKING CONTACT: James M. James		DATE: 08/26/92
SUBJECT: Status of Nearby Sites		
SITE NAME: Buckeye Properties		EPA ID#: CAD982392243

Pam Hollis is the regular person who handles questions regarding Article 20, a Public Works law, but she is on vacation. The law requires that persons who move more than 50 yards of fill must submit a site history report and conduct a public meeting.

CONTACT REPORT

AGENCY/AFFILIATION: City and County of San Francisco		
DEPARTMENT: Public Health, Toxics		
ADDRESS/CITY:		
COUNTY/STATE/ZIP:		
CONTACT(S)	TITLE	PHONE
1. Pam Hollis		415-554-2792
2.		
E & E PERSON MAKING CONTACT: James M. James		DATE: 09/11/92
SUBJECT: Status of Nearby Sites		
SITE NAME: Buckeye Properties		EPA ID#: CAD982392243

Ms. Hollis stated that the only site in the area where removal has taken place is associated with the Griffith Street Pump Station.

CONTACT REPORT

AGENCY/AFFILIATION: Buckeye Properties		
DEPARTMENT:		
ADDRESS/CITY: 4 Buckeye Road/Belvedere		
COUNTY/STATE/ZIP: Marin/CA/94920		
CONTACT(S)	TITLE	PHONE
1. Reginald Ricci	Property Owner	415-435-4740
2.		
E & E PERSON MAKING CONTACT: James M. James		DATE: 1/28/93
SUBJECT: Site history		
SITE NAME: Buckeye Properties		EPA ID#: CAD982392243

Mr. Ricci owns the Buckeye Properties site. There has been no activity regarding the environmental concerns there since 1990.

Mr. Ricci's father purchased portions of the site between 1954 and the mid 1960s. Parcel 1 of 3 of Block 4845 was purchased in the mid 1950s, and Block 4846 was purchased in the early 1960s. Part of the property was purchased from a private consortium, and the part along the railroad right-of-way was purchased from the Navy. According to Mr. Ricci, most of the known contamination is on land purchased from the Navy in the late 1960s.

The business owned by Mr. Ricci's family conducted no wood treatment on site although treated lumber was stored on site. Mr. Ricci's theory on the origin of the contamination is that the Navy dumped wastes all over the area. This is based on his recollection that the Navy controlled access to the area and on the nature of wastes found in the subsurface.

CONTACT REPORT

AGENCY/AFFILIATION: Harding Lawson Associates		
DEPARTMENT:		
ADDRESS/CITY:		
COUNTY/STATE/ZIP:		
CONTACT(S)	TITLE	PHONE
1. Carl Michelson		415-899-7358
2.		
E & E PERSON MAKING CONTACT: James M. James		DATE: 1/28/93
SUBJECT: "Off-site" investigations associated with Hunters Point		
SITE NAME: Buckeye Properties		EPA ID#: CAD982392243

01/28/93

Mr. Michelson is working with the Navy on site characterization activities. He indicated that some preliminary work had been done along the railroad right-of-way to Hunters Point but that the work was limited to a PA and focused on the area along Crisp Avenue to Underwood Avenue. An SI is currently underway which will include a shallow boring along the tracks.

PAHs and metals (Pb, ZN, and Cu) are ubiquitous in fill materials at Hunters Point. Examples of fill areas where investigations have been done include Installation Restoration sites IR-6 and IR-7 within Operable Units OU-2 and OU-4, respectively. Within Site IR-7, the contamination appears to be associated with the fill rather than a point source. Metals may also be associated with local serpentine formations, which were used for fill.

The US Army Corps of Engineers may be assessing off-site areas.

06/15/93

The Albion Water Company draws drinking water from a spring 1 mile north of Hunters Point.

CONTACT REPORT

AGENCY/AFFILIATION: City of San Francisco		
DEPARTMENT: Public Works		
ADDRESS/CITY:		
COUNTY/STATE/ZIP:		
CONTACT(S)	TITLE	PHONE
1. Chris Phanartzis	Consultant	415-431-9430
2.		
E & E PERSON MAKING CONTACT: James M. James		DATE: 1/27/93
SUBJECT: Combined sewer overflows (CSO) to South Basin		
SITE NAME: Buckeye Properties		EPA ID#: CAD982392243

Mr. Phanartzis is a consulting engineer for the City and is familiar with CSO problems near Hunters Point.

There were three CSO points near the South Basin: one on Yosemite between Ingalls and Hawes, one at Fitch and Bancroft, and one at Fitch and Wallace. CSO contains stormwater and untreated sewage. Before about 1990, overflows were common, occurring 50 to 60 times per year over a 40-year period. Currently the system is designed to prevent overflows more than once per year.

Jim Salerno may have information regarding analyses of the CSO.

CONTACT REPORT

AGENCY/AFFILIATION: City of San Francisco		
DEPARTMENT: Public Works		
ADDRESS/CITY:		
COUNTY/STATE/ZIP:		
CONTACT(S)	TITLE	PHONE
1. Jim Salerno		415-648-6882
2.		
E & E PERSON MAKING CONTACT: James M. James		DATE: 1/28/93
SUBJECT: Combined sewage overflows (CSO)		
SITE NAME: Buckeye Properties		EPA ID#: CAD982392243

Mr. Salerno has no readily available data on the quality of overflows prior to the City's up-grade of the system in about 1988. There is, however, a 1979 report on Bayside overflows by CH2M Hill.

Historically, the levels of contaminants released to the Bay were significant. There was no treatment of sewage prior to 1951, only primary treatment from 1951 to 1982, and secondary treatment since 1982. Until the system was upgraded in 1988, CSOs occurred when it rained.

CONTACT REPORT

AGENCY/AFFILIATION: City of San Francisco		
DEPARTMENT: Public Works		
ADDRESS/CITY:		
COUNTY/STATE/ZIP:		
CONTACT(S)	TITLE	PHONE
1. Steve Mollinax		415-744-4166
2.		
E & E PERSON MAKING CONTACT: James M. James		DATE: 02/22/93
SUBJECT: Site status/history		
SITE NAME: Buckeye Properties		EPA ID#: CAD982392243

Mr. Mollinax is familiar with the Buckeye site as it relates to the Yosemite Fitch Outfall project. Prior to the excavation at the site, DPW investigated seepage of what appeared to be petroleum from the site to the adjacent channel; however the investigations never revealed a source.

During the excavation along Armstrong Avenue in 1986 and 1987, free product was discovered. The fill material observed during the excavation was not like that commonly found along the Bay; it contained bed pans, 4-inch-thick steel cable, railroad carriages, mess kits, and drums. Mr. Mollinax does not believe the wastes are associated with activities at the site since it was formally developed although recent activities have likely contributed to minor surficial contamination. He speculated that the wastes may be associated with the decommissioning of the Hunters Point shipyard and that contamination is not limited to the Buckeye site. He also noted that the area in general was used for open dumping for many years until the 1970s.

The City believes that the outfall may provide a barrier to prevent or slow contaminant migration and that the site poses relatively little threat unless it is developed. The City determined that an effort to identify responsible parties and obtain their cooperation would likely be costly.

CONTACT REPORT

AGENCY/AFFILIATION: Albion Water Company		
DEPARTMENT:		
ADDRESS/CITY:		
COUNTY/STATE/ZIP: San Francisco/CA		
CONTACT(S)	TITLE	PHONE
1. Michael Mee		415-821-3444
2.		
E & E PERSON MAKING CONTACT: James M. James		DATE: 06/15/93
SUBJECT: Groundwater Use		
SITE NAME: Buckeye Properties		EPA ID#: CAD982392243

The Albion Water Company (Albion) taps a spring located at 895 Innes Avenue about 1 mile north of Hunters Point. Geologists have suggested that the water is from a deep and distant source; there is only bedrock beneath the area.

Albion serves about 5,000 customers, although some of them are provided purified water from a municipal water source rather than the spring. The spring water is tested annually for Title 22 metals, organics, and coliform, and there have been no problems.

Albion has tapped the spring since the 1940s, and the spring supplied water for a brewery prior to 1940. There are some other springs in the area, but no one uses them.

APPENDIX B

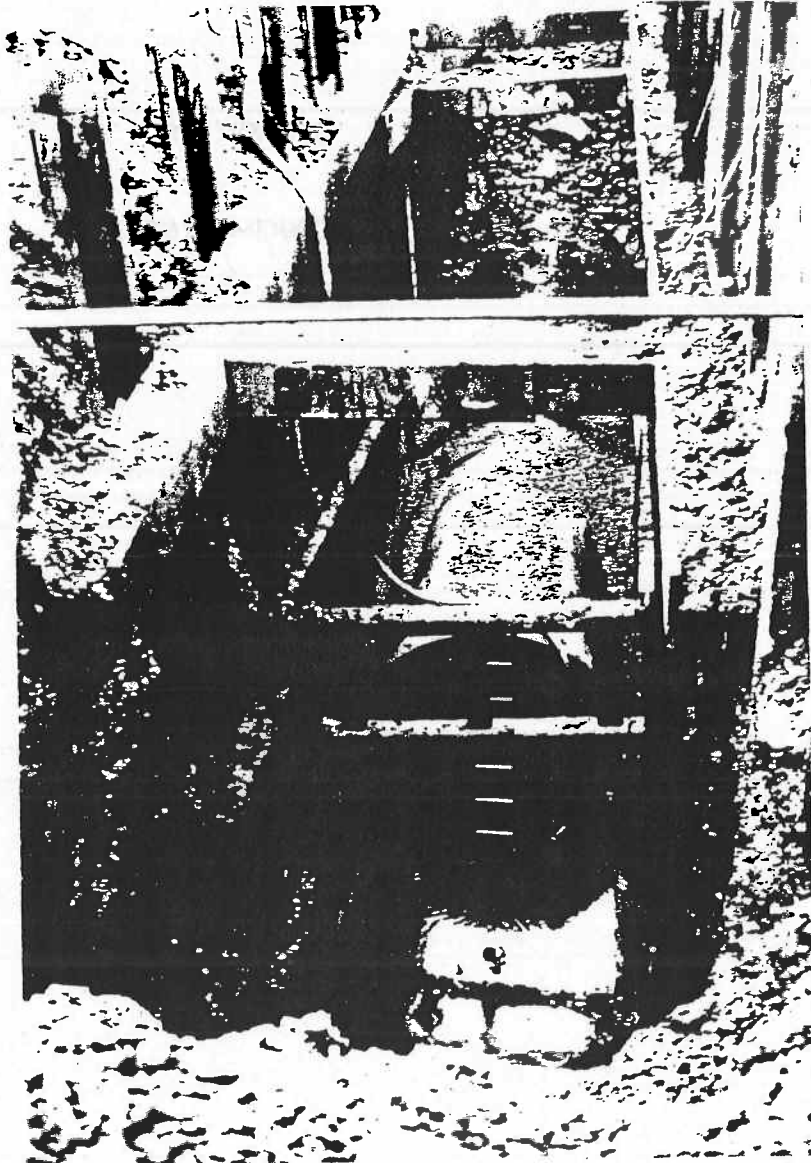
PHOTODOCUMENTATION

FIELD PHOTOGRAPHY LOG SHEET

DATE: 1986-1987

PHOTOGRAPHED BY:

Reginald Ricci,
Buckeye Properties



DESCRIPTION- According to Mr. Ricci: This photograph shows the excavation for the 1986-1987 City of San Francisco sewer consolidation project; The excavation was 10 to 40 feet deep and the pipe was 8 feet in diameter; and the liquid around the pipe is waste material that smelled like creosote.

FIELD PHOTOGRAPHY LOG SHEET

DATE: 1986-1987

PHOTOGRAPHED BY:

Reginald Ricci,
Buckeye Properties



DESCRIPTION- According to Mr. Ricci, this photograph shows the excavation for the 1986-1987 City of San Francisco sewer consolidation project. Visible staining appears to be limited to the subsurface soils.

FIELD PHOTOGRAPHY LOG SHEET

DATE: 1986-1987

PHOTOGRAPHED BY:

Reginald Ricci,
Buckeye Properties



DESCRIPTION: According to Mr. Ricci, this photograph shows the excavation for the 1986-1987 City of San Francisco sewer consolidation project. Visible staining appears to be limited to the subsurface soils.

FIELD PHOTOGRAPHY LOG SHEET

DATE: 02/03/93

DIRECTION:

Northwest

WEATHER: Cool,

Overcast

PHOTOGRAPHED BY:

Peter Geiger



DESCRIPTION: View northwest along Yosemite Ave. Buckeye Properties on left. Note disabled vehicles, debris, fence, and warehouses.

DATE: 02/03/93

DIRECTION:

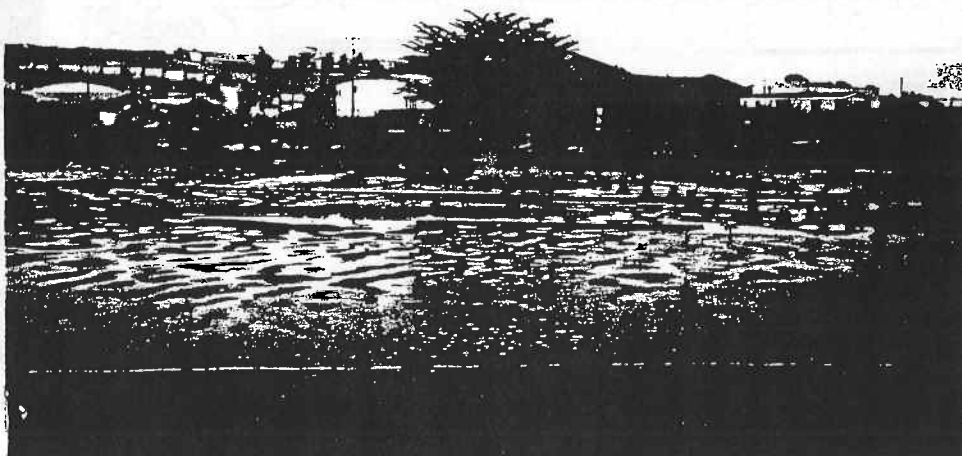
Northeast

WEATHER: Cool,

Overcast

PHOTOGRAPHED BY:

Peter Geiger



DESCRIPTION: View from Yosemite Ave. at Griffith St., northeast across South Basin Inlet. Note storm sewer outfall.



View northeast along old Navy railroad track, and miscellaneous debris. This area is not on Bu

3/93

Cool,

PHOTOGRAPHED BY:

Geiger



DESCRIPTION: View west along old Navy railroad track. This area is not on Bu

uckeye/fpls